FORM D

UNITED STATES SECURITIES AND EXCHANGE COMMISSION Washington, D.C. 20549

OMB Number:

DE

Hours per response.

3235-0076 May 31, 2005

Expires: May Estimated average burden

FORM D

NOTICE OF SALE OF SECURITIES PURSUANT TO REGULATION D, SECTION 4(6), AND/OR

UNIFORM LIMITED OFFERING EXE

Prefix Serial

DATE RECEIVED

SEC USE ONLY

Name of Offering (check if this is an amendment and name has changed, and indicate change.)
West St. Paul 1031 Venture DST	
Filing Under (Check box(es) that apply): ☐ Rule 504 ☐ Rule 505 ☐ Rule	e 506 Section 4(6) Section 4(6)
Type of Filing: New Filing	PROCESSED
A. BASIC IDENTIFICATION DATA	
Enter the information requested about the issuer	DEC 1 9 2007
Name of Issuer (check if this is an amendment and name has changed, and indicate change.)	P THOMAS
West St. Paul 1031 Venture, L.L.C.	THOMSON
Address of Executive Offices (Number and Street, City, State, Zip Code)	Telephone Number (Including Are NANCIAL
2901 Butterfield Road, Oak Brook, Illinois 60523	(630) 218-4916
Address of Principal Business Operations (Number and Street, City, State, Zip Code)	Telephone Number (Including Area Code)
(if different from Executive Offices)	
Brief Description of Business	1,000% 11,000% 11,000% 11,000% 11,000% 11,000%
The acquisition and sale of interests in real property.	1 1882) 1 11 11 11 11 11 11 11 11 11 11 11 11
	07085878
Type of Business Organization	_
corporation limited partnership, already formed	other (please sp.
☐ business trust ☐ limited partnership, to be formed	limited liability company
Month Year	
Actual or Estimated Date of Incorporation or Organization: 0 5 0 7	Actual Estimated
Jurisdiction of Incorporation or Organization: (Enter two-letter U.S. Postal Service abbreviation	for State:

GENERAL INSTRUCTIONS

Federal:

Who Must File: All issuers making an offering of securities in reliance on an exemption under Regulation D or Section 4(6), 17 CFR 230.501 et seq. or 15 U.S.C. 77d(6).

CN for Canada: FN for other foreign jurisdiction)

When to File: A notice must be filed no later than 15 days after the first sale of securities in the offering. A notice is deemed filed with the U.S. Securities and Exchange Commission (SEC) on the earlier of the date it is received by the SEC at the address given below or, if received at that address after the date on which it is due, on the date it was mailed by United States registered or certified mail to that address.

Where to File: U.S. Securities and Exchange Commission, 450 Fifth Street, N.W., Washington, D.C. 20549

Copies Required: Five (5) copies of this notice must be filed with the SEC, one of which must be manually signed. Any copies not manually signed must be photocopies of the manually signed copy or bear typed or printed signatures.

Information Required: A new filing must contain all information requested. Amendments need only report the name of the issuer and offering, any changes thereto, the information requested in Part C, and any material changes from the information previously supplied in Parts A and B. Part E and the Appendix need not be filed with the SEC.

Filing Fee: There is no federal filing fee.

State:

This notice shall be used to indicate reliance on the Uniform Limited Offering Exemption (ULOE) for sales of securities in those states that have adopted ULOE and that have adopted this form. Issuers relying on ULOE must file a separate notice with the Securities Administrator in each state where sales are to be, or have been made. If a state requires the payment of a fee as a precondition to the claim for the exemption, a fee in the proper amount shall accompany this form. This notice shall be filed in the appropriate states in accordance with state law. The Appendix to the notice constitutes a part of this notice and must be completed.

ATTENTION

Failure to file notice in the appropriate states will not result in a loss of the federal exemption. Conversely, failure to file the appropriate federal notice will not result in a loss of an available state exemption unless such exemption is predicated on the filing of a federal notice.

A. BASIC IDENTIFICATION DATA 2. Enter the information requested for the following: Each promoter of the issuer, if the issuer has been organized within the past five years; Each beneficial owner having the power to vote or dispose, or direct the vote or disposition of, 10% or more of a class of equity securities of the issuer: · Each executive officer and director of corporate issuers and of corporate general and managing partners of partnership issuers; and · Each general and managing partner of partnership issuers. Check Box(es) that Apply: □ Promoter ☐ Beneficial Owner ☐ Executive Officer ☐ Director ☐ General and/or Managing Partner Full Name (Last name first, if individual) Inland Real Estate Exchange Corporation Business or Residence Address (Number and Street, City, State, Zip Code) 2901 Butterfield Road, Oak Brook, Illinois 60523 Check Box(es) that Apply: ☑ Promoter ☐ Beneficial Owner □ Executive Officer □ Director □ General and/or **Managing Partner** Full Name (Last name first, if individual) West St. Paul Exchange Venture, L.L.C. Business or Residence Address (Number and Street, City, State, Zip Code) 2901 Butterfield Road, Oak Brook, Illinois 60523 Check Box(es) that Apply: ☐ Beneficial Owner ☐ Executive Officer □ Director ☐ General and/or Managing Partner Full Name (Last name first, if individual) West St. Paul 1031 Venture, L.L.C. Business or Residence Address (Number and Street, City, State, Zip Code) 2901 Butterfield Road, Oak Brook, Illinois 60523 Check Box(es) that Apply: ☐ Promoter ☐ Beneficial Owner Executive Officer □ Director ☐ General and/or Managing Partner Full Name (Last name first, if individual) Business or Residence Address (Number and Street, City, State, Zip Code) Check Box(es) that Apply: ☐ Promoter ☐ Beneficial Owner ☐ Executive Officer □ Director ☐ General and/or Managing Partner Full Name (Last name first, if individual) Business or Residence Address (Number and Street, City, State, Zip Code) Check Box(es) that Apply: ☐ Promoter ☐ Beneficial Owner ☐ Executive Officer ☐ Director ☐ General and/or Managing Partner Full Name (Last name first, if individual) Business or Residence Address (Number and Street, City, State, Zip Code)

(Use blank sheet, or copy and use additional copies of this sheet, as necessary.)

☐ Executive Officer

□ Director

General and/or
Managing Partner

☐ Beneficial Owner

Check Box(es) that Apply:

Full Name (Last name first, if individual)

☐ Promoter

Business or Residence Address (Number and Street, City, State, Zip Code)

		 		R	INFORMA	TION AR	OUT OFFE	DINC	•	· 		
				В.	INFORMA	TION AD	OUT OFFE	KING				
1 Has	the issuer s	old or doe	es the issue	intend to	sell to non	-accredited	d investors	in this offe	ring?		Yes . □	No ⊠
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2 D	_ ^L		_;_ .	L:C:							Yes	No
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	er the information or											
commission or similar remuneration for solicitation of purchasers in connection with sales of securities in the offering. If a person to be listed is an associated person or agent of a broker or dealer registered with the SEC and/or with a state or states, list the name of the broker or dealer. If more than five (5) persons to be listed are												
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^{*} A smaller amount may be accepted by the company, in its sole discretion.

				В.	INFORM	ATION AB	OUT OFFE	RING					
											Yes	No	
1. Has	the issuer	sold, or do	es the issue	r intend to	sell, to nor	-accredite	d investors	in this offe	ring?			\boxtimes	
			A	answer also	in Appen	dix, Colum	ın 2, if filin	g under UI	LOE.				
2. Wha	at is the mi	nimum inv	estment tha	it will be a	ccepted fro	m any indi	vidual?		***************************************	·····	<u>\$</u>	153,337*	
											Yes	No	
3. Doe	s the offeri	ng permit j	oint owner	ship of a si	ingle unit?.		••••••		•••••		\boxtimes		
com offe and/	er the information or ring. If a poor with a sociated personal per	similar rer erson to be tate or state	nuneration e listed is an es, list the r	for solicitant associated arme of the	ition of pur d person or broker or	chasers in agent of a dealer. If n	connection broker or connection for the connection of the connecti	with sales dealer regis ve (5) pers	of securiti stered with sons to be l	the SEC isted are			
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	ss or Resid		ess (Numbe	r and Stree	et, City, Sta	ıte, Zip Co	de)						
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	n Which P	<u> </u>	d Has Solid	cited or Int	ends to Sol	icit Purcha	sers						
(Ch	eck "All St	ates" or ch	eck individ	lual States)	l					•••••••	. All States		
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^{*} A smaller amount may be accepted by the company, in its sole discretion.

C. OFFERING PRICE, NUMBER OF INVESTORS, EXPENSES AND USE OF PROCEEDS 1. Enter the aggregate offering price of securities included in this offering and the total amount already sold. Enter "0" if answer is "none" or "zero." If the transaction is an exchange offering, check this box \(\square\) and indicate in the columns below the amounts of the securities offered for exchange and already exchanged Aggregate Amount Already Type of Security Offering Price Sold -0-Debt -0-Equity ☐ Common ☐ Preferred Convertible Securities (including warrants). Partnership Interests......\$ -0-Other (Specify <u>Undivided fractional interests in real estate</u>) \$ 4,293,425 3,106,732.95 Total......\$ 4,293,425 3,106,732.95 Answer also in Appendix, Column 3, if filing under ULOE. 2. Enter the number of accredited and non-accredited investors who have purchased securities in this offering and the aggregate dollar amounts of their purchases. For offerings under Rule 504, indicate the number of persons who have purchased securities and the aggregate dollar amount of their purchases on the total lines. Enter "0" if answer is "none" or "zero." Aggregate Number **Dollar Amount** Investors of Purchases \$ 3,106,732.95 Accredited Investors Non-accredited Investors -0-Total (for filings under Rule 504 only) Answer also in Appendix, Column 4, if filing under ULOE. 3. If this filing is for an offering under Rule 504 or 505, enter the information requested for all securities sold by the issuer, to date, in offerings of the types indicated in the twelve (12) months prior to the first sale of securities in this offering. Classify securities by type listed in Part C - Question 1. Type of **Dollar Amount** Type of Offering Security Sold Rule 505 Regulation A..... Rule 504 Total 4. a. Furnish a statement of all expenses in connection with the issuance and distribution of the securities in this offering. Exclude amounts relating solely to organization expenses of the issuer. The information may be given as subject to future contingencies. If the amount of an expenditure is not known, furnish an estimate and check the box to the left of the estimate. Transfer Agent's Fees.... Printing and Engraving Costs \boxtimes -0-\$ 66,575 Legal Fees..... Accounting Fees \boxtimes -0-

-0-

\$ 258,900

\$ 43,150

\$ 368,625

 \boxtimes

 \boxtimes

Engineering Fees

Sales Commission (specify finders' fees separately)

Other Expenses (identify) Marketing

Total

•						
	C. OFFERING PRICE	E, NUMBER OF INVESTORS, EXPENSES AND U	JSE OF	PROCEEDS		
Ь.	Enter the difference between the aggregate and total expenses furnished in response gross proceeds to the issuer."	:d	<u>\$</u>	3,924,800		
5.	each of the purposes shown. If the amou	d proceeds to the issuer used or proposed to be unt for any purpose is not known, furnish an estin. The total of the payments listed must equal the a esponse to Part $C - Question 4.b$ above.	nate and	i		
				Payments to Officers, Directors & Affiliates		Payments To Others
	Salaries and fees		🗖	\$		<u>\$</u>
	Purchase of real estate		🗆	\$	\boxtimes	\$ 3,684,978
	Purchase, rental or leasing and instal	lation of machinery and equipment	🗆	\$		<u>\$</u>
	Construction or leasing of plant built	dings and facilities	🗆	\$		<u>\$</u>
	offering that may be used in exchang	uding the value of securities involved in this ge for the assets or securities of another issuer	L.	S		s
						<u>s</u>
						
		&O Expenses, Closing Costs			_	\$ 270,000
	Other (specify). Acquisition Fee, C	ACO Expenses, Closing Costs	(2)	\$ 336,441	K	\$ 270,000
	Column Totale			\$ 229 447		\$ 3,954,978
				-		
	Total Payments Listed (column total	s added)	••••	. <u>s</u>	4,293,	423
		D. FEDERAL SIGNATURE				
foll	owing signature constitutes an undertaking	gned by the undersigned duly authorized person g by the issuer to furnish to the U.S. Securities a by the issuer to any non-accredited investor purs	nd Excl	hange Commissi	on, up	on written
	eer (Print or Type) st St. Paul 1031 Venture, L.L.C.	Signature Patricia a. Collosso		Date 12/7	10	7
	ne of Signer (Print or Type)	Title of Signer (Print or Type)	1			
Patr	ricia A. DelRosso	President, Inland Real Estate Exchange Corpor IRC-IREX Venture, L.L.C., the sole member of				
				•		

-ATTENTION-

Intentional misstatements or omissions of fact constitute federal criminal violations. (See 18 U.S.C. 1001.)

E. STATE SIGNATURE										
Is any party described in 17 CFR 230. of such rule?				Yes	No ⊠					
	See Appendix, Column	5, for state response.								
2. The undersigned issuer hereby underta Form D (17 CFR 239.500) at such tim		ministrator of any state in wh	ich this notice is f	iled, a not	ice on					
3. The undersigned issuer hereby undertakes to furnish to the state administrators, upon written request, information furnished by the issuer to offerees.										
4. The undersigned issuer represents that Limited Offering Exemption (ULOE) of this exemption has the burden of establishment.	of the state in which this noti	ce is filed and understands th								
The issuer has read this notification and undersigned duly authorized person.	knows the contents to be true	e and has duly caused this no	tice to be signed	on its beh	alf by the					
Issuer (Print or Type)	Signature		Date	ا م						
West St. Paul 1031 Venture, L.L.C.	Patricia	a. bellasso	12/7	[7]						
Name (Print or Type)	Title (Print or Type)									
	President, Inland Real E	Estate Exchange Corporation,	the co-member ar	id sole ma	nager of					

IRC-IREX Venture, L.L.C., the sole member of West St. Paul 1031 Venture, L.L.C.

Instruction:

Patricia A. DelRosso

Print the name and title of the signing representative under his signature for the state portion of this form. One copy of every notice on Form D must be manually signed. Any copies not manually signed must be photocopies of the manually signed copy or bear typed or printed signatures.

APPENDIX

1	Intendation to non-a	I to sell ccredited s in State -Item 1)	Type of security and aggregate offering price offered in state (Part C-Item 1)	Type of investor and amount purchased in State (Part C-Item 2) Number of Number of				Disqual under Sta (if yes explan waiver	5 lification ate ULOE , attach ation of granted) -Item 1)
State	Yes	No		Number of Accredited Investors	Amount	Number of Non-Accredited Investors	Amount	Yes	No
AL									
AK									
AZ									
AR									
CA		⊠	Beneficial interests in statutory trust 4,293,425	3	\$1,800,000	-0-	-0-	0	⊠
со		Ø	Beneficial interests in statutory trust 4,293,425	1	\$165,957.45	-0-	-0-		
СТ									
DE									
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FL									
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ID									
IL		⊠	Beneficial interests in statutory trust 4,293,425	1	\$150,000	-0-	-0-		⊠
IN									
IA									
KS									
KY									
LA				·					
ME									
MD									
MA									
MI		⊠	Beneficial interests in statutory trust 4,293,425	4	\$910,775.50	-0-	-0-		⊠
MN									
MS									
мо									
MT									

APPENDIX

1	:	2	3			4		i	5 ification
	to non-a	to sell ccredited s in State -Item 1)	Type of security and aggregate offering price offered in state (Part C-Item 1)		Type of investor and amount purchased in State (Part C-Item 2)			Disqualification under State ULOE (if yes, attach explanation of waiver granted) (Part E-Item 1)	
				Number of Accredited		Number of Non-Accredited			
State	Yes	No		Investors	Amount	Investors	Amount	Yes	No
NE									
NV		⊠	Beneficial interests in statutory trust 4,293,425	l	\$80,000	-0-	-0-		⊠
NH									
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